



**Wearmouth Drive, , Sunderland, Tyne & Wear, SR5 1LX**

**£245,000**





# Wearmouth Drive, , Sunderland, Tyne & Wear, SR5 1LX

## DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN \* FOUR BED SEMI-DETACHED \* GARDEN \* DRIVEWAY \* SUPERBLY PRESENTED \* CLOSE TO AMENITIES \* COUNCIL TAX BAND - C \* EPC - F \*

Nestled in the desirable Wearmouth Drive of Sunderland, this superb four-bedroom semi-detached house is a gem waiting to be discovered.

Boasting two reception rooms, including a spacious living room with conservatory, this property offers ample space throughout.

The beautifully designed modern fitted kitchen with a dining area is completed with patio doors leading to the garden at the rear of the house.

Upstairs, you'll find four double bedrooms, providing comfort and privacy along with a family bathroom for convenience.

Outside, the property continues to impress with a gorgeous garden featuring decked seating areas, perfect for enjoying the outdoors in style. Additionally, a driveway at the front ensures parking is never a hassle.

This home has been subject to much love and attention, evident in every corner of the property. With its proximity to transport links, the coast, and local amenities, this residence offers both convenience and tranquillity.

Viewing is highly recommended.

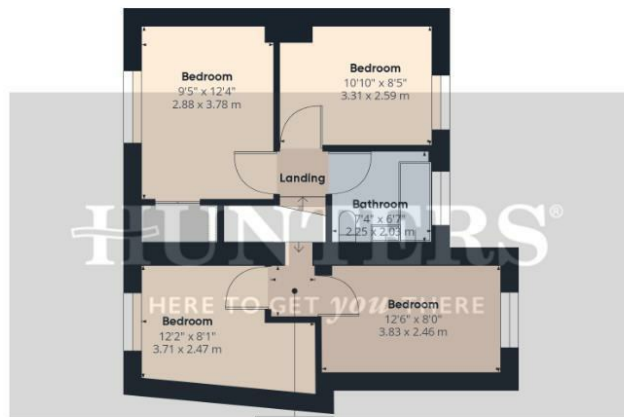








Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
 1174.3 ft<sup>2</sup>  
 109.1 m<sup>2</sup>

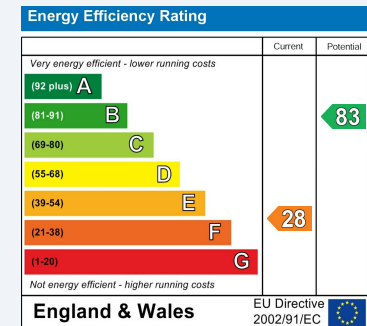
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [sunderland@hunters.com](mailto:sunderland@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

